IMPORTANT NOTICE TO APPLICANT: Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY FOR OFFICIAL USE ONLY:
Number of Sites: (2) Agenda Date: 8/5/2019
FEES: D.R.E.R
D.R.E.R enviromental
PRINT \$2,082.00
Concurrency Review Fee (*6.00% of Sub-Total) \$124.92 *Not applicable within Municipalities OUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY
APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT
Municipality: MIAMI Sec.: 8 Twp.: 53 S. Rge.: 42 E. / Sec.: Twp.: S. Rge.: E.
1. Name of Proposed Subdivision: Belle Meade Pointe
2. Owner's Name: Huertas USA III, Inc. Phone: (646) 258-6861
Address: 350 Fifth Avenue, 41st Floor City: New York State: NY Zip Code: 10118
Owner's Email Address: deluke01@me.com
3. Surveyor's Name: Carlos Ibarra, John Ibarra and Associates, Inc. Phone: (305) 262-0400
Address: 777 NW 72 Avenue, Suite 3025 City: Miami State: FL Zip Code: 33126
Surveyor's Email Address: ben@ibarralandsurveyors.com
4. Folio No(s).: 01-3207-031-0180 / 01-3207-031-0320 / /
5. Legal Description of Parent Tract: A portion of Lot 21, Block 2 and Lot 18, Block 3, All of New Belle Meade, As Shown on the Plat recorded in PB 40, Page 45, Public Records of Miami-Dade County, Florida.
6. Street boundaries: NE 72nd Terrace on North; Belle Meade Blvd on West, NE 72nd Street to the South; Biscayne Bay on East
7. Present Zoning: T3-R Zoning Hearing No.:
8. Proposed use of Property: Single Family Res.(_ 2 Units), Duplex(_ Units), Apartments(_ Units), Industrial/Warehouse(_ Square .Ft.), Business(_ Sq. Ft.), Office(_ Sq. Ft.), Restaurant(_ Sq. Ft. & No. Seats _), Other (_ Sq. Ft. & No. of Units _
NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of itle to determine accurate ownership information.
Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility and by D.R.E.R. prior to the approval of the final plat.
Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.
STATE OF FLORIDA) SS: Signature of Owner:
COUNTY OF MIAMI-DADE)
BEFORE ME, personally appeared to and before me that (he/she) executed the same for the purposed therein. Rersonally known or produce as identification and who did (not) take an oath.
WITNESS my hand and seal in the County and State last aforesaid this 20th day of July A.D.
Notary Public State of Florida Juan Jose Tamarit Signature of Notary Public:
Juan Jose Tamarit My Commission EE 864322 Expires 01/10/2017 My Commission EE 864322 My Commission EE 864322 Expires 01/10/2017
1 10 17 864322
(NOTARY SEAL) (Commission Expires) (Commission Number) Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

JOHN IBARRA & ASSOCIATES, INC. TENTATIVE PLAT **Professional Land Surveyors & Mappers** WWW.IBARRALANDSURVEYORS.COM 777 N.W. 72nd AVENUE 2804 DEL PRADO BLVD SOUTH "BELLE MEADE POINTE" SUITE NO. 202 UNIT 1 **SUITE 3025** CAPE CORAL, FL 33904 MIAMI, FLORIDA 33126 PH: (305) 262-0400 PH: (239) 540-2660 FAX: (305) 262-0401 FAX: (239) 540-2664 BEING A REPLAT OF A PORTION OF LOT 18, BLOCK 3, AND A PORTION OF LOT 21, BLOCK 2, ALL BEING IN NEW BELLE MEADE, A SUBDIVISION RECORDED IN PLAT BOOK 40, PAGE 45 OF THE PUBLIC R=294.59' A=39.79' 四面 R=400.00' P.O.B. (LESS OUT) LVD A=37.42' T=19.92' INTERSECTION OF R/W AT THE RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ALL LANDS LYING AND SITUATE IN SECTION 8, Δ=7°44'17" T=18.72'BELLEMEADE BLVD & NE 72nd TERR. CHB=S33°31'36"E Δ=5°21'36" TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF MIAMI, AND BEING IN MIAMI-DADE NORTH LINE OF LOT 18 CH=39.76' CHB=S26°31'45"E -CH=37.41' R=294.59' S89°52'36"E 151.34' COUNTY, FLORIDA. _ A=0.18' LOT - 18 BLOCK - 3 T=0.09' **NE 72nd TERRACE** NORTH LINE OF THE SOUTH OF 116.57' OF LOT 18 Δ=0°02'07" CHB=S37°24'55"E 35.18' CH=0.18' EAST 156.59' TREE TABLE **EASTERLY LINE** N89°56'50"W 156.70' OF LOT 18 Diameter (Ft.) | Height (Ft.) | Spread (ft.) Scientific Name No. | Common Name LESS OUT BY-LEGAL DESCRIPTION 1.00 A=82.62' Schefflera actinophylla 5.00 (3) Umbrella T=41.58' 0.70 4 Gumbo Limbo Bursera simaruba Δ=16°04'08" CHB=S45°27'54"E CH=82.35' Cocos Nucifera 1.50 6 Coconut Palm PARCEL I Royal Palm Roystonea 1.50 LOT - 18 BLOCK - 3 2.50 Unknown FOLIO No.: 01-3207-031-0320 Cocos Nucifera 1.00 9 Coconut Palm Schefflera actinophylla VACANT LOT Sabal Palm A=68.16' LAND AREA= ± 28,545 SQ. FT T=36.80' 2.00 Brazilian Pepper | Schinus terebinthifolius OR ± 0.6553 ACRES LESS THE △=53°30'00" 1.00 Brazilian Pepper | Schinus terebinthifolius CHB=N26°44'58"W WEST 30.00' 14 Coconut Palm Cocos Nucifera 0.80 CH=65.71' CURVE TABLE CURVE LENGTH RADIUS DELTA CH. B. CH. L. C1 26.18' 25.00' 60°00'00" S30°02'38"E 25.00' C2 10.25' 25.00' 23°28'57" S11°47'06"E 10.17' C3 15.93' 25.00' 36°31'03" S41°47'06"E 15.67' C4 65.47' 25.00' 150°02'38" N14°58'41"E 48.30' EAST 280.06 EAST 106.31' SKETCH OF LEGAL DESCRIPTION NO ID. S.E. CORNER OF SEC. 7-53-42 SANITARY ME RIM ELEV. = 3.64 8" N INV=0.06' GRAPHIC SCALE A. NORTH AND WEST SIDE OF THE SUBJECT PROPERTY, ASPHALT PAVEMENT IS ENCROACHING INTO THE RIGHT OF WAY OF NE 72nd TERRACE & BELLEMEADE BOULEVARD. B. SOUTH SIDE OF THE SUBJECT PROPERTY, NEIGHBOR'S C.B.W. IS ENCROACHING INTO THE SUBJECT C. SOUTH SIDE OF THE SUBJECT PROPERTY, UTILITY POLE AND GUY ANCHOR LIE INTO THE SUBJECT (IN FEET) D. EAST SIDE OF THE SUBJECT PROPERTY, WOOD DOCK LIE INTO THE SOUTH LITTLE RIVER. 1 INCH = 20 FEET RIM ELEV. = 3.59' SE INV = -1.51' W INV = UNKNOWN BOTTOM = -4.89'R=400.00' NEW BELLE MEADE (P.B. 40, PG. 45) R=294.59' Δ=50°39'41" FOLIO No.: 01-3207-031-0310 A=39.79' PROPERTY ADDRESS: 7225 BELLE MEADE BLVD ----T=19.92'OWNER: BEATRIZ PERAZA =3.44Δ=7°44'17" LOT - 17 CHB=S33°31'36"E BLOCK - 3 -NORTH LINE OF LOT 18 CH=39.76'DRIVEWAY 72nd TERRACE C.B. 8" CONC.-S89°52'36"E 151.34' RIM ELEV. = 4.02' R=400.00'8" W INV = 0.25" BLOCK - 3 A=37.42' P.O.B. (LESS OUT) RIM ELEV.=3.36' T=18.72 50' TOTAL RIGHT-OF-WAY INTERSECTION OF R/W AT THE RIM ELEV. = 3.93' △=5°21'36" NORTH LINE OF THE SOUTH BELLEMEADE BLVD & NE 72nd TERR. BOTTOM = -4.65'CHB=S26°31'45"E 116.57' OF LOT 18 ADJACENT DWELLING CH=37.41' C.B. ELEV. =3.49' EASTERLY LINE LESS OUT N89°56'50"W 156.70' OF LOT 18 (N.A.P.) R=294.59' A=82.62' T=41.58' NO ID. Δ=16°04'08" 0.10' CL 25.00' ACCESS CHB=S45°27'54"E EASEMENT PVMT. CH=82.35' PROPOSED LOT 1, BLOCK 1 LAND AREA 11,217 S.F. (0.2575 ACRES) +V SOUTH LITTLE RIVER (N.A.P.) VACANT LOT LAND AREA = ± 28,545 SQ. FT N 89°54'56" E 223.47' OR ± 0.6553 ACRES PARCEL I R=73.00' F.N.D. A=68.16' LOT - 20 LOT - 18 T=36.80'BLOCK - 2 BLOCK - 3 Δ=53°30'00" FOLIO No.: 01-3207-031-0320 CHB=N26°44'58"W CH=65.71 PROPOSED LOT 2, BLOCK 1 LESS THE LAND AREA 13,382 S.F. (0.3072 ACRES) WEST 30.00' EASTERLY LINE OF LOT 18

5' UTILITY EASEMENT 1.50' CL

NO CAP

F.I.R. 1/2"

L O T 76

FOLIO No.: 01-3207-032-0670

PROPERTY ADDRESS: 1011 NE 72nd ST

OWNER: JOHN MAFOUTSIS

NO CAP

6' W.F.

2' C.B.W.

WASHINGTON PLACE (P.B. 20, PG. 54)

LOT 78

FOLIO No.: 01-3207-032-0680

OWNER: PAUL D ENDRES

PROPERTY ADDRESS: 1025 NE 72nd ST

PER PLAT

L O T 7 4

FOLIO No.: 01-3207-032-0660

PROPERTY ADDRESS: 1001 NE 72nd ST

OWNER: SHANE GRABER



LEGAL DESCRIPTION FOR PARCEL I

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE

THE SOUTH 116.57 FEET OF LOT 18, BLOCK 3, NEW BELLE MEADE, A SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 40 AT PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED 11.3 SQUARE FOOT PARCEL:

BEGINNING AT THE INTERSECTION OF THE RIGHT OF WAY LINES AT THE SOUTHEAST CORNER OF THE JUNCTION OF BELLE MEADE BOULEVARD AND NORTHEAST 72ND TERRACE, AS SHOWN ON SAID PLAT. THENCE RUN DUE EAST ON AN ASSUMED BEARING ALONG A LINE LYING 116.57 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 18, 156.59 FEET TO THE EASTERLY LINE OF SAID LOT 18; THENCE RUN SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 18 AND ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 294.59 FEET, A CENTRAL ANGLE OF 0 DEGREES 02'07", AND A CHORD BEARING OF SOUTH 37 DEGREES 24' 55" EAST, AN ARC LENGTH OF 0.18

FEET; THENCE RUN NORTH 89 DEGREES, 56' 50" WEST ALONG A LINE 37.42 FEET SOUTH OF AS

MEASURED ALONG THE EAST RIGHT OF WAY LINE OF BELLE MEADE BOULEVARD, AND PARALLEL WITH THE NORTH LINE OF SAID LOT 18, 156.70 FEET TO THE POINT OF BEGINNING;

SAID LAND LYING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA. THIS LESSED-OUT PORTION OF LOT 18, BLOCK 3, NEW BELLE MEADE, A SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 40 AT PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, HAS ALSO BEEN DESCRIBED AS FOLLOWS:

THE NORTH 37.42 FEET OF LOT 18, AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF BELLE MEADE BOULEVARD.

LEGAL DESCRIPTION FOR PARCEL II:

PARCEL IDENTIFICATION NUMBER: 01-3207-031-0320

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS.

LOT 21, LESS THE WEST 30 FEET, BLOCK 2, NEW BELLE MEADE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE(S) 45, PUBLIC RECORDS OF MIAMI-DADE

PARCEL IDENTIFICATION NUMBER: 01-3207-031-0180

DEVELOPMENT INTENT:

SURVEYORS NOTES:

ELEVATION OF 10 FEET; DATE OF FIRM: 09/11/2009

19. SEE PROPOSED LOT NOTES FOR AREAS.

ANCHOR -

4' C.B.W.

LOT 82

FOLIO No.: 01-3207-032-0700

PROPERTY ADDRESS: 1039 NE 72nd ST

OWNER: RACHEL PARNELL

NO CAP

LIMIT OF PLAT -

LOT 80

FOLIO No.: 01-3207-032-0690

PROPERTY ADDRESS: 1031 NE 72nd ST

OWNER: LORI ILISE GEORGE MICHAEL JOHN GEORGE

ADJACENT

DWELLING

MINO ID. 3

"BELLE MEADE POINTE" IS TO BE USED AS A RESIDENTIAL DEVELOPMENT PURSUANT TO MIAM 21 "T3-R" ZONING CLASSIFICATION. IT IS INTENDED TO BUILD TWO SINGLE FAMILY RESIDENCES.

1. THE PROPERTY LIES IN IN SECTION 8, TOWNSHIP 53 SOUTH, RANGE 42 EAST, BEING IN THE

CITY OF MIAMI, AND LYING IN MIAMI DADE COUNTY, FLORIDA. 2. ELEVATIONS ARE BASED ON NGVD (1929) DATUM; CITY OF MIAMI BENCHMARK LOCATED AT

3. MIAMI DADE COUNTY FLOOD CRITERIA IS 5.00 FEET AS PER AMENDED PLAT OF FLOOD

CRITERIA AS RECORDED IN PLAT BOOK 120 AT PAGE 13 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. 4. THE NATIONAL FLOOD INSURANCE PROGRAM MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LANDS TO BE SITUATED IN: COMMUNITY NAME: CITY OF MIAMI; COMMUNITY NUMBER: 120650; PANEL NUMBER: 0308; SUFFIX: L; FLOOD ZONE: AE; HAVING A BASE FLOOD

5. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA. 6. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. 7. NO UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN ON THE SURVEY WERE FOUND. 8. UNLESS OTHERWISE SPECIFIED. THIS FIRM HAS NOT LOCATED ANY FOOTINGS AND/OR FOUNDATIONS UNDERGROUND.

9. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT. 10. BEARINGS ARE BASED ON THE CENTERLINE OF NE 72 TERRACE AS S 89°53'08" E. 11. THIS SURVEY WAS BASED ON TWO DEEDS PROVIDED BY THE LAW OFFICES OF ERIC J. GRABOIS, P.L. PARCEL I WAS DATED NOVEMBER 7, 2014, FOUND IN O.R.B. 29400, PAGE 1451 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PARCEL II WAS DATED NOVEMBER 7, 2014, FOUND IN O.R.B. 29396, PAGE 591 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,

12. LOT 1, BLOCK 1 FALLS IN FOLIO NUMBERS 01-3207-031-0320 AND 01-3207-031-0320. LOT 2, BLOCK 1 FALLS IN FOLIO NUMBERS 01-3207-031-0320 AND 01-3207-031-0320. 13. TREE SPREADS ARE NOT DRAW TO SCALE FOR PURPOSES OF CLARITY. 14. THE TREES SHOW HEREON ARE THOSE WITHIN THE BOUNDARY LIMITS OF THE SITE ONLY

AND WITHIN THE ABUTTING PUBLIC RIGHT-OF-WAYS 15. THE TRUNK DIAMETER OF EACH TREE IS MEASURED AT APPROXIMATELY 4 FEET ABOVE THE 16. THE HEIGHT AND SPREAD OF TREES ARE APPROXIMATE.

17. ALL TREE SPECIMEN ARE IDENTIFIED TO THE BEST KNOWLEDGE OF THIS FIRM. THE USE OF A PROFESSIONAL ARBORIST IS RECOMMENDE 18. A 25.00' WIDE PRIVATE ROAD AND CUL DE SAC IS PROPOSED. IT IS FOR THE PURPOSE OF EMERGENCY VEHICULAR, PEDESTRIAN AND VEHICULAR ACCESS.

20. THE CURRENT ZONING CODE FOR THIS TENTATIVE PLAT IS LISTED ON THE ZONING SKETCH IN ACCORDANCE WITH MIAMI 21 ZONING CODE, ARTICLE 5 AND IS AS FOLLOWS: ZONE T3-R = SUBURBAN TRANSECT ZONE

21. BOTH PROPOSED LOTS ARE VACANT. 22. RELOCATE OR REMOVE TREES #1 AND #2 FOR ACCESS PURPOSES.

ASPH. = ASPHALT

BLDG. = BUILDING

B.C.R. = BROWARD COUNTY RECORDS

C.B. = CATCH BASIN C.B.S. = CONCRETE BLOCK STRUCTURE

= CALCULATED

CH.B. = CHORD BEARING

CONC. = CONCRETE

DRIVE = DRIVEWAY

ELEV. = ELEVATION

= FIRE HYDRANT

F.N.D. = FOUND NAIL & DISK

= FOUND IRON ROD

= FOUND NAIL = HIGH OR (HEIGHT)

= IRON FENCE = LICENSED BUSINESS

= LIGHT POLE

= MAIL BOX

N.A.P. = NOTA PART OF

PVMT. = PAVEMENT

PWY = PARKWAY

IN.&EG. = INGRESS AND EGRESS EASEMEN
I.C.V. = IRRIGATION CONTROL VALVE

L.M.E. = LAKE MAINTENANCE EASEMEN

M.D.C.R. = MIAMI DADE COUNTY RECORDS

O.R.B. = OFFICIAL RECORDS BOOK

= PROPERTY LINE

P.C. = POINT OF CURVATURE
P.O.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVATURE

P.L.S. = PROFESSIONAL LAND SURVEYOR P.P. = POWER POLE

P.P.S. = POOL PUMP SLAB P.U.E. = PUBLIC UTILITY EASEMENT

= RECORD DISTANCE

RGE. = RANGE R.O.E. = ROOF OVERHANG EASEMENT

= SOUTH = SCREENED PORCH

= SEWER VALVE

= TEMPORARY BENCHMARK = TECHNOLOGY UTILITY EASEMENT = TRAFFIC SIGNAL BOX

= TRAFFIC SIGNAL POLE = TOWNSHIP

= UTILITY = UTILITY EASEMENT

= MONUMENT LINE = CENTER LINE = DELTA

= LIMITED ACCESS R/W = NON-VEHICULAR ACCESS R/W × 0.00 = EXISTING ELEVATIONS

LEGEND

= UTILITY POLE W.M. = WATER METER

W.F. = WOOD FENCE

W.R. = WOOD ROOF W.V. = WATER VALVE

= RAIL ROAD

= RESIDENCE

RAD. = RADIUS OR RADIAL

= SECTION = STORY

SWK. = SIDEWALK S.I.P. = SET IRON PIPE

P.R.M. = PERMANENT REFERENCE MONUMENT

NGVD = NATIONAL GEODETIC VERTICAL DATUM N.T.S. = NOT TO SCALE

= POINT OF COMPOUND CURVATURE

C.B.W. = CONCRETE BLOCK WALL

= CHORD LENGTH = CLEAR

= CHAIN LINK FENCE

= CONCRETE PORCH = CONCRETE SLAB

= CONCRETE WALK

EB = ELECTRIC BOX E.T.P. = ELECTRIC TRANSFORMER PAD

= CANAL MAINTENANCE EASEMENT

D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT

FT. = FEET FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM

7235 BELLE MEADE BLVD MIAMI, FLORIDA, 33137 = ANCHOR EASEMEN = ALUMINUM ROOF = ALUMINUM SHED PREPARED FOR: = BLOCK CORNER

HUERTAS USA III, INC.

PROPERTY ADDRESS

PROPOSED LOT NOTES

PROPOSED LOT 1, BLOCK 1 ZONING CLASSIFICATION: T3-R MINIMUM LOT AREA: 5,000 S.F. MINIMUM LOT WIDTH: 50'

LOT COVERAGE: 50% MAXIMUM FOR FIRST FLOOR 30% MAXIMUM FOR SECOND FLOOR REQUIRED FRONT SETBACK: 20'

REQUIRED SIDE SETBACK: 5' REQUIRED REAR SETBACK: 20' GREEN/OPEN SPACE REQUIREMENTS: 25% OF LOT AREA

MAXIMUM BUILDING HEIGHT: 2 AVERAGE LOT WIDTH: 58.00'

LAND AREA: 11,217 S.F.

PROPOSED LOT 2, BLOCK 1 ZONING CLASSIFICATION: T3-F MINIMUM LOT AREA: 5,000 S.F.

MINIMUM LOT WIDTH: 50' LOT COVERAGE: 50% MAXIMUM FOR FIRST FLOOR 30% MAXIMUM FOR SECOND FLOOR

REQUIRED FRONT SETBACK: 20' REQUIRED SIDE SETBACK: 5'

REQUIRED REAR SETBACK: 20" GREEN/OPEN SPACE REQUIREMENTS: 25% OF LOT AREA MAXIMUM BUILDING HEIGHT: 2

AVERAGE LOT WIDTH: 58.49' LAND AREA: 13,382 S.F.

I. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS. 2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

SURVEYOR'S CERTIFICATION:

3. CERTIFICATE OF AUTHORIZATION LB # 7806.

I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.



04/15/2015

CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: UPDATED SURVEY 10/13/2015

REVISED ON: ADDRESSED CITY COMMENTS 11/17/2015 REVISED ON: UPDATED SURVEY 07/15/2016

OWNERS INFORMATION: HUERTAS USA III. INC.

350 FIFTH AVENUE, 41st FLOOR NEW YORK, NY 10118 GIANLUCA BRIGNONE

PH. (646) 258-6861

BEN STIGLER

E: DELUKE01@ME.COM CONTACT INFORMATION:

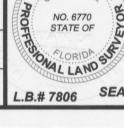
JOHN IBARRA & ASSOCIATES, INC. (305) 262-0400 777 NW 72nd AVE, SUITE 3025 MIAMI, FL 33126 BEN@IBARRALANDSURVEYORS.COM ERIC GRABOIS, ESQ. LAW OFFICES OF ERIC J. GRABOIS, P.L.

407 LINCOLN ROAD. SUITE #9D MIAMI BEACH, FL 33139 FAX (305) 428-2607 E: ERIC@GRABOISLAW.COM

ORIGINAL 04/15/2015 FIELD DATE: SURVEY NO: 14-002293-8

DRAWN BY: GABRIELA

SHEET: 1 OF 1



LOSIBAR